





New streamlined appeal process for Building Development Review

Revisions govern requests for use of alternate methods, materials or designs

As part of ongoing efforts to improve the development review process, the Building Development Review division has implemented substantial revisions to the process of submitting appeals and requests for the use of alternate methods, materials or designs to those permitted or recognized in the adopted codes. The streamlined process primarily implements the following changes:

-  All requests for the use of alternate methods, designs and materials of construction will be initially reviewed at the senior staff level
-  The review process will be decentralized with requests handled by all senior staff members from the appropriate review discipline rather than by the research engineer alone
-  The Board of Building Appeals and Advisors will be primarily used by the applicant to appeal a denial of a request by the Building Official or when the Building Official requests the Board's input on an issue
-  All applications must be signed by the building owner and the required code analysis and justification must be prepared by a California registered design professional

Section *129.0109 *Use of Alternate Materials, Design, or Construction Methods* of the San Diego Municipal Code authorizes the Building Official to approve on a case by case basis the use of any alternate material, design, or construction method not specifically prescribed by the Building, Electrical, Plumbing or Mechanical Regulations. The Building Official may approve requests for alternates pursuant to Section 129.0109 if the Building Official finds that the proposed alternate material, design, or construction method is at least equivalent to the standards prescribed in the applicable regulation in terms of suitability, quality, strength, effectiveness, fire resistance, durability, safety and sanitation.

Requests for alternates must be first initiated by completing form DS-104 (now available on the department web page). The new form must be submitted in conjunction with a complete code analysis and data substantiating any claims made of the alternative being proposed. The application and associated documents will be reviewed by a senior staff engineer and a written response will be returned to the applicant within four weeks from the date of submittal for most projects. The Building Official will make the final decision as to whether the request

Forms for this process, DS-104 and DS-104A, are available on the web at www.sandiego.gov. Select Development Services, Forms.

should be approved. Building Newsletter 1-4A is in the final stages of development and will be published to aid in the completion of form DS-104. A fee will be required to initiate the review process.

Applicants whose requests for the use of alternate methods, designs and materials have been denied may appeal the Building Official's decision to the Board of Building Appeals and Advisors. Form DS-104A, which replaces the existing form, must be used to request action by the Board of Building Appeals and Advisors. Building Newsletter (BNL) 1-4B will be published to replace BNL 1-4 and can be used to aid in the completion of form DS-104A.

Items requiring input from the Fire Marshall, or which involve an issue for which the Fire Marshall holds the primary responsibility, will be forwarded to Fire and Life Safety Services for their review and consideration. Submittals may be made via the senior staff member associated with the project or directly to the Senior Research Engineer. For more information please contact Ali Fattah, Senior Research Engineer, at (619) 446-5092.



Petco Park submitted an appeal requesting omission of spray applied fire proofing.

Project tracking computer system moves forward

The Development Services Department is moving into the next stage of implementation for the Project Tracking System (PTS). This phase of PTS replaces paper files and disjointed permit tracking systems inherited from eight other departments. PTS was created to provide

staff and customers with one integrated project tracking system for their project, beginning to end.

Once fully implemented, customers will no longer have to go to separate sources for information on planning, engineering, building or fire permits. In

this phase of PTS, the current building permit tracking system (BPIS) will be replaced. In PTS, projects are tracked geographically and the system is accessible by all staff. PTS provides a common set of tools to track all project steps, plan rout-

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